176.0	0009	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	599,200	/	599,200
USE VALUE:	599,200	/	599,200
ASSESSED:	599,200	/	599,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIANO CHRISTOPHER
Owner 2:	
Owner 3:	
Street 1:	49 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,043 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1720 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4043.000	219,900	400	378,900	599,200
Total Card	0.093	219,900	400	378,900	599,200
Total Parcel	0.093	219,900	400	378,900	599,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.37 | /Parcel: 348.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119008
GIS Ref:
GIS Ref:
Insp Date: 07/21/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,900	400	4,043.	378,900	599,200	599,200	Year End Roll	12/18/2019
2019	101	FV	187,100	400	4,043.	373,500	561,000	561,000	Year End Roll	1/3/2019
2018	101	FV	188,800	400	4,043.	286,900	476,100	476,100	Year End Roll	12/20/2017
2017	101	FV	188,800	400	4,043.	270,600	459,800	459,800	Year End Roll	1/3/2017
2016	101	FV	188,800	400	4,043.	249,000	438,200	438,200	Year End	1/4/2016
2015	101	FV	177,100	400	4,043.	232,800	410,300	410,300	Year End Roll	12/11/2014
2014	101	FV	177,100	400	4,043.	214,400	391,900	391,900	Year End Roll	12/16/2013
2013	101	FV	177,100	400	4,043.	214,400	391,900	391,900		12/13/2012

!13825!

PRINT

Date	Time
12/11/20	03:43:32

LAST REV

Date	Time
07/30/18	11:00:10
apro	
13825	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO MARY	1092-119		3/17/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	119008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	221	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/15/2018	MEAS&NOTICE	BS	Barbara S
10/24/2008	Meas/Inspect	345	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	70.	1.34	6									378,902						378,900	

Total AC/HA: 0.09281 | Total SF/SM: 4043 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,902 | Spl Credit | Total: 378,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318715
Depreciation:	98802
Depreciated Total:	219913

COMMENTS

SUMP PUMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

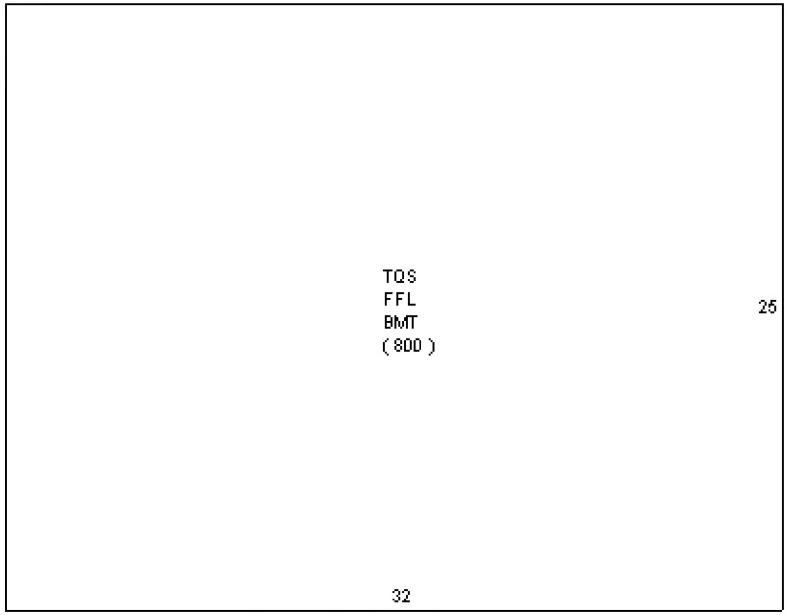
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	99.95
Final Total:	219900	Val/Su SzAd	157.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	47.840	38,276
FFL	First Floor	800	141.380	113,108
TQS	3/4 Story	600	141.380	84,831
	Net Sketched Area:	2,200	Total:	236,215
Size Ad	1400	Gross Are	2400	FinArea 1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0009-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X4	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X16	F	FR	1970	3.78	T	49	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400